

**ZONING BOARD OF APPEALS  
CITY OF WILLOUGHBY  
PUBLIC HEARING  
AGENDA  
OCTOBER 23, 2024**

*If you wish to attend in person: City of Willoughby (lower level), One Public Sq., Willoughby, OH 44094. If you wish to listen or watch only, download the Zoom App on your Smart Phone or Computer, and enter the meeting ID number or go to <https://zoom.us/join> and enter the meeting ID number 872 7422 1855. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 872 7422 1855. Anyone wishing to send correspondence to the Board of Zoning Appeals to be read into record, please email to the secretary, Vicki Grinstead at [vgrinstead@willoughbyohio.com](mailto:vgrinstead@willoughbyohio.com). **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

**MINUTES**

**October 9, 2024**

**OLD BUSINESS**

None

**NEW BUSINESS**

**Carlos Irizarry**  
956 Windermere Dr.

**Addition**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1167.02(b) Nonconforming Building or Structures (Additions).. and the required side setback pursuant to Codified Ordinance Schedule 1131.06(b)(1) Minimum Side Yard is 5'. The proposed addition would result in a side yard setback of 4'2" creating a deficit of 10". The property is currently zoned Residential R-50 district.**

**Willoughby Police Station**  
37733 Euclid Ave.  
(Rep.- Brian Hennies, Richard L. Bowen & Associates)

**Additions to existing bldg.**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1167.02(b) Nonconforming Building or Structures (Additions).. and Codified Ordinance Schedule 1141.04 Lot Requirements (c) Minimum Landscaped Open Space, the minimum open landscape space required is 40% of the lot area. The plans submitted indicate the proposed open landscaped space is 37.4% of the lot area, creating a deficit of 2.6% and C.O. Schedule 1141.05 Minimum Required Front, Rear and Side Yards, Note (2) on corner lots, the minimum depth of the front yard adjacent to a side street shall be 40' and the minimum rear yard setback when yard abuts a residential district is 40'. The plans submitted indicate the proposed front yard, of the main building, adjacent to the side street is 17.2' creating a deficit of 22.8' and the rear yard setback of the firing range is 20.2' creating a deficit of 19.8' and C.O. 1141.06 Minimum Parking Setback Requirements (b) Side and Rear yard when yard abuts a non-residential district requires a minimum setback of 15'. The plans submitted indicate the side yard setback for**

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parking adjacent to a non-residential district on the east and west sides are 12.7' and 12.5' creating deficits of 2.3' and 2.5' and **C.O. 1141.06(c)** Side and Rear yard when yard abuts a residential district requires a minimum setback of 20'. The plans submitted indicate the rear yard setback for parking adjacent to a residential district is 15.8' creating a deficit of 4.2' The property is currently zoned Limited Residential Business district.

**Richard & Denise Serio**  
38875 Sunset Dr.

**Addition, decks, & accessory bldg.**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance 1131.10(a) Minimum Yard Requirements for Accessory Uses**, an accessory building is permitted in a rear yard only. The plans submitted indicate the proposed accessory building (outdoor kitchen) is located in a side yard and **C.O. Schedule 1131.10(d) Number and Area of Accessory Buildings (3)** If the dwelling has an attached garage, the total area of accessory building shall not exceed 200 sq. ft. The plans submitted indicate that the proposed accessory building would be 240 sq. ft. in area exceeding the allowable area by 40 sq. ft. The property is currently zoned R-50 zone district.

**Thomas Kaselonis**  
38594 Adkins Rd.

**RV in side yard**

**NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(f)** a recreational vehicle is permitted to be parked or stored in a rear yard on a paved or gravel surface. It has been noted by the Willoughby Building Department that there is a parked or stored recreational vehicle (camper) at the above referenced premise in a side yard setback area which is not permitted. The property is currently zoned R-50 zone district.